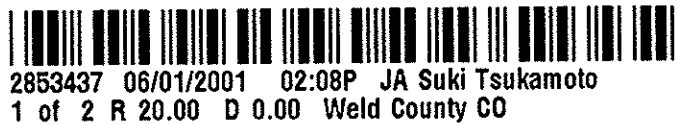


En
269
437



MAPLEWOOD SUBDIVISION, FILING 5 FINAL PLAT

A SUBDIVISION OF A PART OF THE NE 1/4 OF
SECTION 31, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 2

AREA = 633,348 sq.ft. (14.54 Ac.), MORE OR LESS

NOTES:

- 1) LONGMONT TITLE HOLDINGS, INC. COMMITMENT NUMBER 25436, DATED 03-29-2000 AT 8:00 A.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- 2) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3) ALL UNDERGROUND UTILITIES SHOULD BE FIELD LOCATED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION OR EXCAVATION ON OR ADJACENT TO THE SUBJECT PROPERTY. (CALL UTILITY NOTIFICATION CENTER OF COLORADO at 1-800-922-1987)
- 4) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S..
- 5) THE SUBJECT PROPERTY IS CURRENTLY LOCATED IN ZONE C - "AREAS OF MINIMAL FLOODING - NO SHADING" (OUTSIDE 500 YEAR FLOOD PLAIN) PER FEMA FLOOD INSURANCE RATE MAP; COMMUNITY-PANEL NO. 080244-0001 B, DATED JULY 13, 1982. FLOOD INFORMATION IS SUBJECT TO CHANGE BASED UPON DEVELOPMENT IN THE AREA SUBSEQUENT TO THE DATE OF THE MAP.
- 6) THE LENGTHS OF THE 2 CURVES, AS DESCRIBED IN THE COMMITMENT REFERENCED IN NOTE 1 ABOVE, WERE CHANGED BY 0.01' IN THE LAND DESCRIPTION AND ON THE MAP IN ORDER TO FIT THE REST OF THE CURVE DATA SET FORTH IN SAID COMMITMENT.

CERTIFICATE OF DEDICATION

Know all men by these presents that being the Owner(s), Mortgagee or Lienholder of certain lands in Fredrick, Colorado, described herein, has caused said land to be final platted in to lots, tracts, blocks streets and easements as shown hereon under the name of Maplewood Subdivision Filing 5, and do hereby dedicate to the public such public streets, public rights-of-way, public easements shown hereon for the purposes shown. The entities named on the easement, or responsible for the services and/or utilities for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for the purposes named on the easement or for the installation, maintenance and replacement of utility lines and related facilities. The public streets, public right-of-way, public easements and other places designated or described for public uses shown hereon are dedicated and conveyed to the Town of Fredrick, Colorado in fee simple absolute, with marketable title, for public use and purposes. All conditions, terms and specifications designated or described herein shall be binding on the owner, its heirs, successors and assigns. The signature of any representative of any partnership or corporate entity indicates that all required partnership or corporate approvals have been obtained.

LAND DESCRIPTION

(Provided by Longmont Title Holdings, Inc.)

A PARCEL LYING IN THE NORTHEAST ONE QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE QUARTER CORNER OF SECTION 31, T2N, R67W, AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31 AS BEARING SOUTH 89 DEGREES 41' 13" EAST BETWEEN BLM BRASS CAP MONUMENTS AT THE NORTH ONE QUARTER CORNER AND THE NORTHEAST SECTION CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER SOUTH 89 DEGREES 41' 13" EAST, 1211.69' TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 01 DEGREES 34' 00" EAST, 142.08'; THENCE SOUTH 14 DEGREES 20' 42" EAST, 46.51'; THENCE SOUTH 01 DEGREES 34' 00" EAST, 480.26'; THENCE NORTH 89 DEGREES 41' 13" WEST, 233.30'; THENCE SOUTH 01 DEGREES 34' 00" EAST, 661.01'; THENCE SOUTH 86 DEGREES 53' 30" EAST, 147.66'; THENCE NORTH 00 DEGREES 51' 31" EAST, 15.01'; THENCE 550.48' ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS OF SAID CURVE BEING 727.00' AND CHORD OF SAID ARC BEARING SOUTH 55 DEGREES 33' 37" EAST, 537.42'); THENCE SOUTH 33 DEGREES 52' 12" EAST, 51.99'; THENCE NORTH 56 DEGREES 07' 48" EAST, 345.00'; THENCE NORTH 33 DEGREES 52' 12" WEST, 52.01'; THENCE 264.29' ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS OF SAID CURVE BEING 1072.00', AND CHORD OF SAID ARC BEARING NORTH 40 DEGREES 55' 58" WEST, 263.62'); THENCE NORTH 45 DEGREES 20' 36" WEST, 169.97'; THENCE NORTH 54 DEGREES 52' 19" WEST, 157.88'; THENCE NORTH 01 DEGREES 34' 00" WEST, 1020.90' TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, THENCE ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER, NORTH 89 DEGREES 41' 13" WEST, 240.00' TO THE POINT OF BEGINNING.

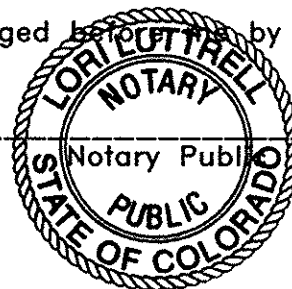
In witness whereof, I/we have hereunto set my/our hand(s) and seal(s) this 29th day of March, 2001.

Chuck Hepp
Chuck Hepp for Blackfox Real Estate Group, LLC

State of Colorado }
County of Boulder } ss
The foregoing certificate of dedication was acknowledged before me by Chuck Hepp this 29th day of March, 2001.

Witness My Hand and Seal Paul Rutledge
Notary Public

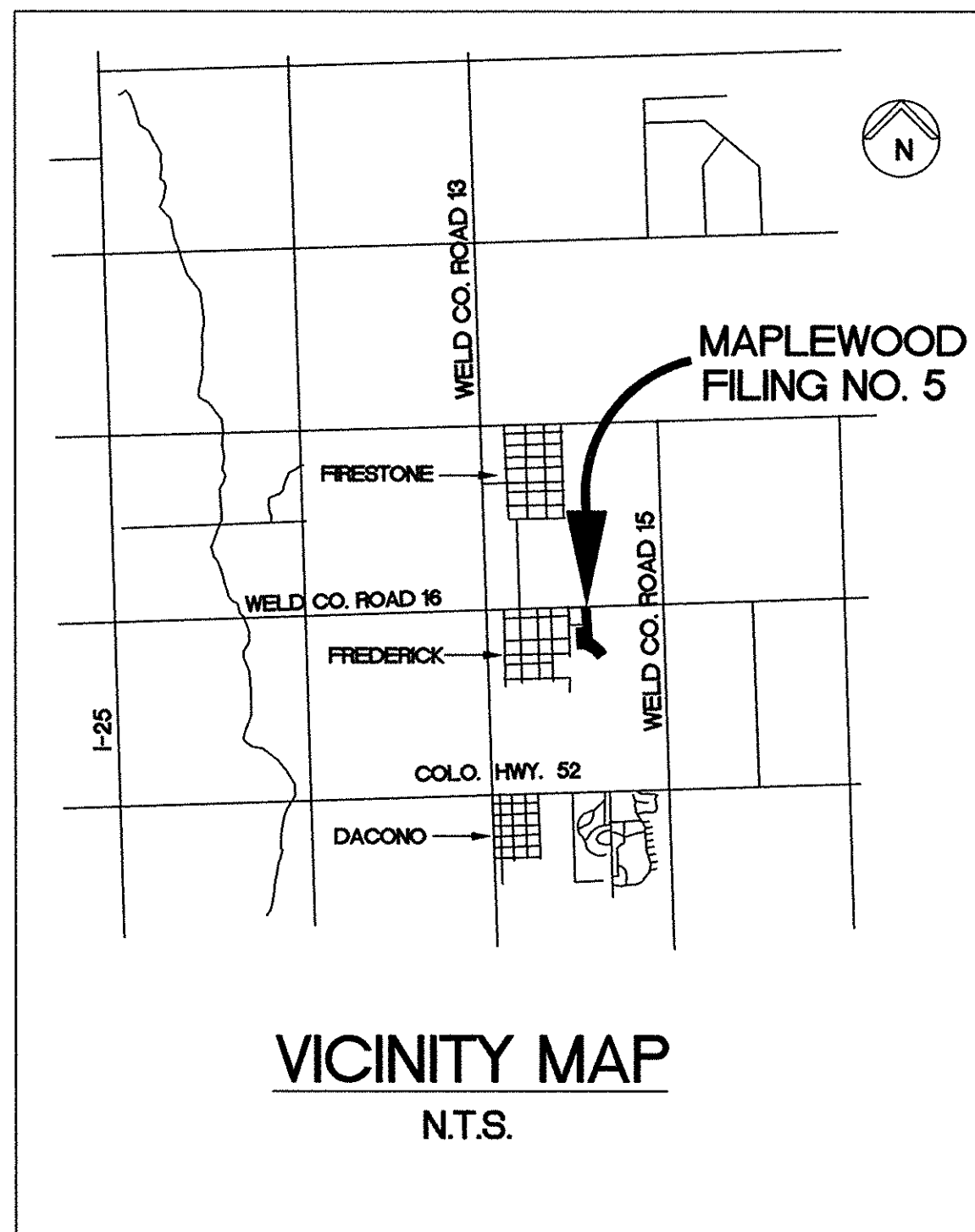
My Commission expires 3/25/2002



Mortgage or Lienholder
State of Colorado }
County of } ss
The foregoing certificate of dedication was acknowledged before me by _____ this _____ day of _____, 20____.

Witness My Hand and Seal _____
Notary Public

My Commission expires _____



OUTLOT DEDICATION

OUTLOT A: TO RECREATION DISTRICT (CVRC)
OUTLOT B: TO RECREATION DISTRICT (CVRC)
OUTLOT C: TO TOWN OF FREDERICK (PETROLEAM PIPELINE PURPOSES)
OUTLOT D: TO TOWN OF FREDERICK (PETROLEAM PIPELINE PURPOSES)
OUTLOT E: TO TOWN OF FREDERICK (PETROLEAM PIPELINE PURPOSES)

OWNER/APPLICANT

Blackfox Real Estate Group, LLC
P.O. Box 1245
Frederick, CO 80530

DESIGNER/ENGINEER

Swift & Assoc.
421 21st Ave., Ste. 212
Longmont, CO 80501

LAND SURVEYOR

Flatirons Surveying, Inc.
5717 Arapahoe Rd.
Boulder, CO 80303

ZONING R1 WITH P.U.D. OVERLAY

NUMBER OF LOTS 55

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

This Final Plat map of the Maplewood Subdivision, Filing 5 is approved and accepted by Ordinance No. 592, passed and adopted at the regular (special) meeting of the Board of Trustees of Frederick, Colorado, held on March 2, 2001, in the records of the Clerk and Recorder of Weld County, Colorado, by the Board of Trustees of Frederick, Colorado. The dedications of public streets, public right-of-way, public easements and other places designated or described for public uses as shown hereon and such other easements shown hereon for the purposes shown are hereby accepted. All conditions, terms and specifications designated or described herein shall be binding on the owner, its heirs, successors and assigns.

All expenses incurred with respect to improvements for all utility services, paving of streets, grading, landscaping, curbs, gutters, sidewalks and walkways, road lighting, road signs, flood protection devices, drainage structures and other improvements that may be required to service the subdivision shall be the responsibility of the owner(s) and not the Town. The construction of improvements benefiting the subdivision and the assumption of maintenance responsibility for said improvements by the Town or other entities shall be subject to a separate Memorandum of Agreement for Public Improvements.

This acceptance of the Final Plat does not guarantee that the soil conditions, subsurface geology, groundwater conditions or flooding conditions of any lot shown hereon are such that a building permit will be issued for that lot.

Edward J. Taylor
Mayor

Attest: [Signature]
Town Clerk

SURVEYING CERTIFICATE:

I, John B. Guyton, a registered Professional Land Surveyor in the State of Colorado, do hereby certify for and on behalf of Flatirons Surveying, Inc., that the Final Plat Map shown heron is a correct delineation of the above described parcel of land. I further certify that this Final Plat Map was prepared under my direct personal supervision and in accord with applicable State of Colorado requirements on this 29 day of MARCH, 2001.

By John B. Guyton
John B. Guyton
Colorado P.L.S. #16406
President, Flatirons Surveying, Inc.

MAPLEWOOD SUBDIVISION, FILING 5 FINAL PLAT SHEET 1 OF 2	
DRAWN BY: ETB/SSS	
DATE: 01/31/2001	
FSI JOB NO. 00-36391	Flatirons Surveying, Inc. 5717 ARAPAHOE ROAD BOULDER, CO 80303 PHONE: (303) 443-7001 FAX: (303) 443-9830 www.flatirons.com
COPYRIGHT 2000 FLATIRONS SURVEYING, INC.	

REV DATE: 3/29/2001
REV DATE: 3/7/2001
REV DATE: 3/6/2001
REV DATE: 2/28/2001

PLANNING COMMISSION CERTIFICATE:

Approved by the Frederick Planning Commission this _____ day of _____, 20____.

Chairman _____
Planning Commission Secretary _____

MAPLEWOOD SUBDIVISION, FILING 5 FINAL PLAT

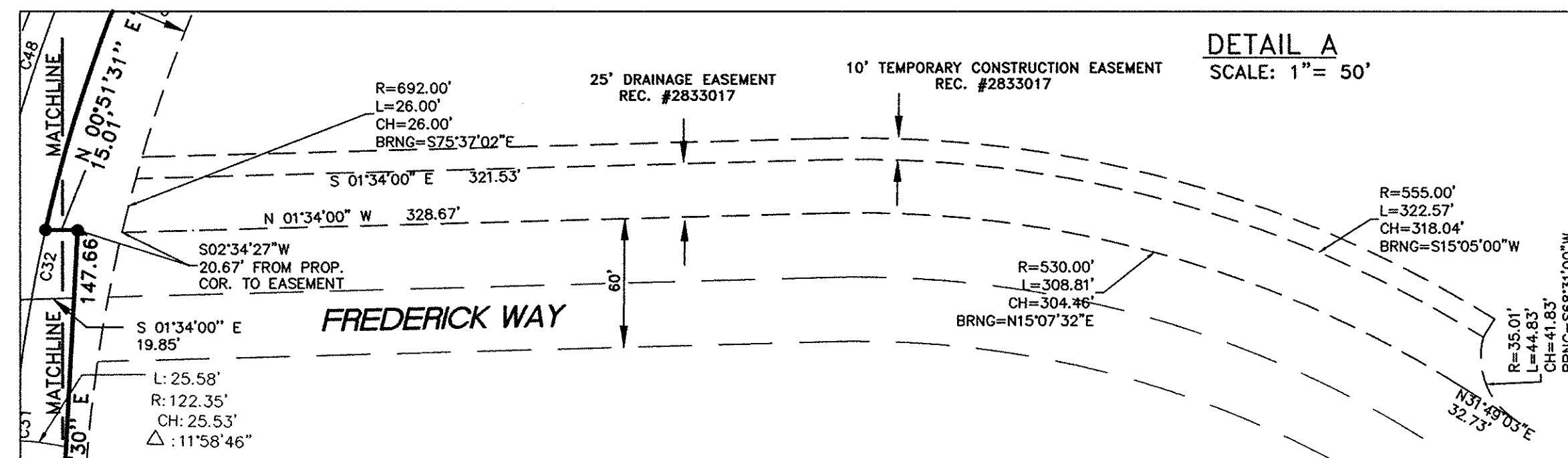
A SUBDIVISION OF A PART OF THE NE 1/4 OF
SECTION 31, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 2

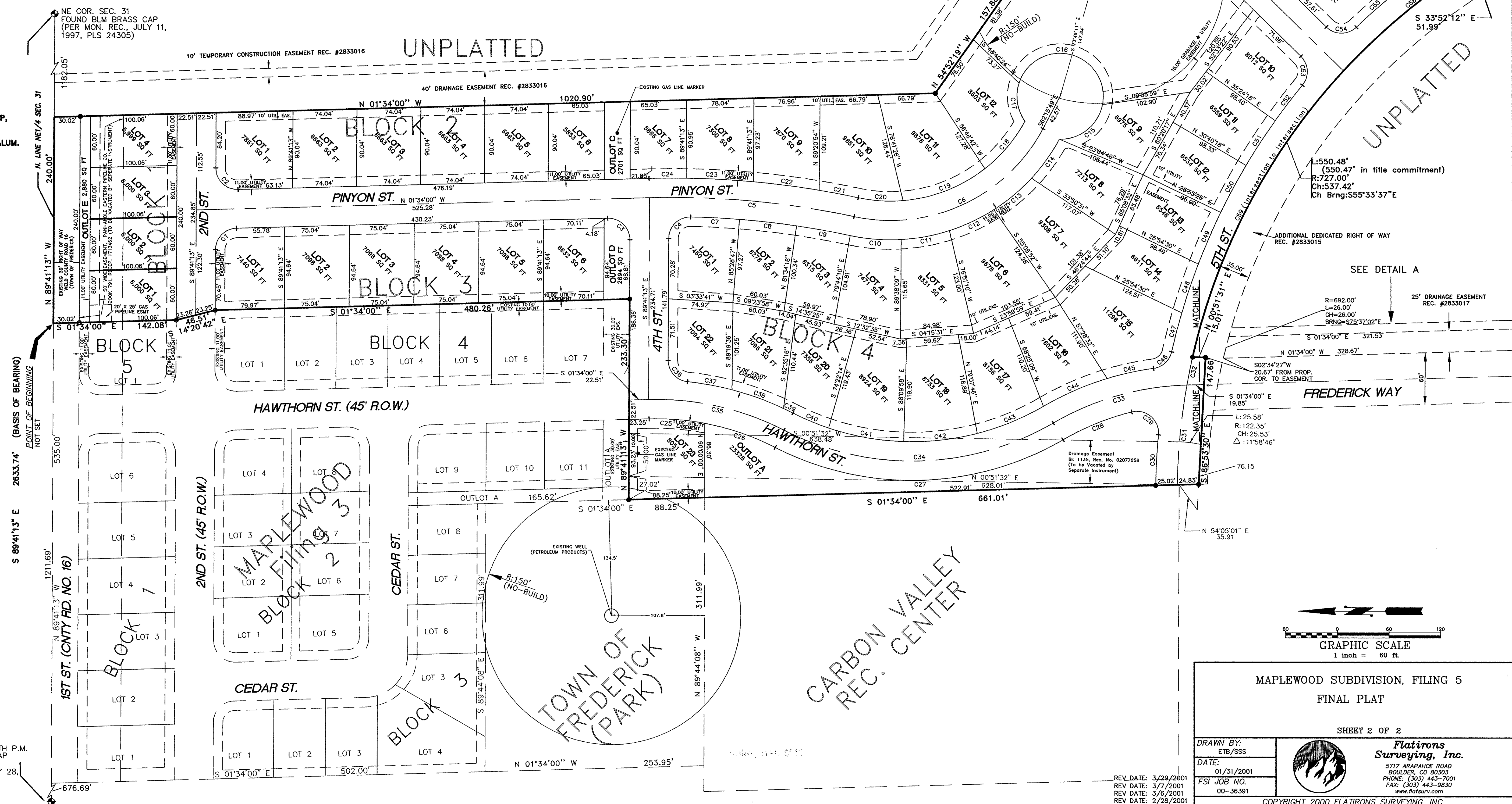
AREA = 633,348 sq.ft. (14.54 Ac.) MORE OR LESS

NUMBER	Delta=	R=	L=	Ch=	Ch Brng=
C1	89°07'13"	25.00	38.45	34.77	S 43°57'37" E
C2	91°52'47"	25.00	40.09	35.93	N 44°22'23" E
C3	91°52'47"	25.00	40.09	35.93	S 44°22'23" W
C4	90°53'03"	25.00	39.66	35.63	S 44°14'41" E
C5	13°41'11"	1000.00	238.87	238.30	S 05°16'35" W
C6	74°23'00"	200.00	259.65	241.79	S 25°04'19" E
C7	03°19'07"	977.50	56.62	56.61	S 02°51'23" W
C8	03°54'55"	977.50	56.62	56.69	S 02°58'14" W
C9	03°41'39"	977.50	56.02	63.01	S 10°16'21" W
C10	15°18'21"	222.50	59.44	59.26	S 04°28'00" W
C11	14°43'08"	222.50	57.16	57.00	S 10°32'44" E
C12	14°43'17"	222.50	57.17	57.01	S 25°15'56" E
C13	14°43'25"	222.50	57.18	57.02	S 39°59'17" W
C14	14°22'38"	222.50	55.83	55.69	S 54°32'19" E
C15	79°48'57"	50.00	69.65	64.16	S 38°54'10" E
C16	17°19'32"	50.00	151.26	99.83	N 14°31'36" E
C17	52°22'06"	50.00	46.57	44.91	S 81°10'47" E
C18	23°27'49"	177.50	72.69	72.18	N 49°51'47" W
C19	33°25'18"	177.50	103.54	102.08	N 21°25'13" W
C20	16°49'45"	177.50	52.14	51.95	N 03°42'18" E
C21	02°35'00"	1022.50	46.10	46.10	N 10°49'41" E
C22	04°18'27"	1022.50	76.87	76.85	N 07°22'57" E
C23	04°22'36"	1022.50	76.11	78.09	N 05°02'26" E
C24	02°25'08"	1022.50	43.17	43.16	N 00°21'26" W
C25	12°16'20"	302.50	64.79	64.67	S 04°34'10" W
C26	16°25'44"	302.50	86.74	86.44	S 18°55'12" W
C27	57°24'09"	347.50	348.15	333.77	S 01°34'00" E
C28	16°19'29"	302.50	86.19	85.90	S 22°06'20" E
C29	10°18'02"	25.00	47.69	40.78	S 40°42'25" W
C30	04°29'25"	752.00	38.93	58.92	N 86°53'16" W
C31	09°11'52"	727.00	116.71	116.58	S 84°27'00" E
C32	02°35'56"	727.00	32.98	32.97	S 78°33'06" E
C33	28°42'04"	325.00	162.80	161.11	N 15°55'02" W

NUMBER	Delta=	R=	L=	Ch=	Ch Brng=
C34	13°24'09"	325.00	132.60	312.16	N 01°34'00" W
C35	28°42'04"	325.00	162.80	161.11	N 12°47'02" E
C36	84°18'44"	25.00	36.79	33.56	S 48°09'25" W
C37	08°38'29"	347.50	52.41	52.36	S 10°19'18" W
C38	10°29'31"	347.50	63.63	63.54	S 19°53'18" W
C39	02°00'01"	347.50	12.13	12.13	S 26°08'04" W
C40	08°30'57"	302.50	44.93	44.89	S 22°52'46" W
C41	16°47'58"	302.50	88.70	88.38	S 10°13'28" W
C42	16°19'08"	302.50	86.16	85.87	S 06°20'05" E
C43	15°46'26"	302.50	83.28	83.02	S 22°22'51" E
C44	13°19'39"	347.50	80.83	80.65	S 23°36'15" E
C45	09°04'54"	347.50	55.08	55.02	S 12°23'59" E
C46	89°20'08"	25.00	30.25	28.44	S 42°31'35" E
C47	03°34'08"	752.00	46.84	46.83	S 75°24'34" E
C48	04°34'16"	752.00	60.00	59.98	S 71°20'22" E
C49	04°59'32"	752.00	65.52	65.50	S 66°33'28" E
C50	04°44'01"	752.00	62.13	62.11	S 61°41'42" E
C51	04°44'00"	752.00	62.12	62.11	S 56°57'42" E
C52	03°57'16"	752.00	51.90	51.89	S 52°37'04" E
C53	84°49'52"	25.00	37.01	33.73	N 86°56'38" E
C54	88°09'22"	25.00	38.47	34.78	S 00°27'01" W
C55	05°02'43"	752.00	66.22	66.20	S 41°06'19" E
C56	04°42'51"	752.00	61.67	61.86	S 38°13'32" E
C57	90°00'08"	25.00	39.27	35.36	S 78°53'21" E
C58	13°22'37"	727.00	169.73	169.35	N 40°33'25" W
C59	32°36'21"	727.00	413.72	408.16	N 63°32'54" W
C60	54°04'35"	50.00	47.19	45.46	N 80°44'47" E
C61	100°26'29"	50.00	87.65	76.85	N 03°29'15" E
C62	15°19'41"	50.00	132.64	97.03	S 37°16'10" W
C63	04°37'58"	1072.00	86.67	86.65	N 36°11'10" W
C64	08°13'52"	1072.00	154.00	153.87	N 42°37'04" W
C65	01°15'44"	1072.00	23.62	23.62	N 47°21'52" W



- = SET NO. 5 REBAR WITH ALUM. CAP, LS 16406
- = FD. NO. 5 REBAR WITH 1-1/2" ALUM. CAP, LS 25614



N1/4 COR. SEC. 31,
T2N, R67W OF THE 6TH P.M.
FOUND BLM BRASS CAP
IN MONUMENT BOX
(PER MON. REC., JULY 28,
1999, PLS 7242)

MAPLEWOOD SUBDIVISION, FILING 5
FINAL PLAT
SHEET 2 OF 2

DRAWN BY: ETB/SSS
DATE: 01/31/2001
FSI JOB NO. 00-36391

REV DATE: 3/29/2001
REV DATE: 3/7/2001
REV DATE: 3/6/2001
REV DATE: 2/28/2001

Flatirons Surveying, Inc.
5717 ARAPAHO ROAD
BOULDER, CO 80303
PHONE: (303) 443-7001
FAX: (303) 443-9830
www.flatirons.com

COPYRIGHT 2000 FLATIRONS SURVEYING, INC.